


Carole Lynn Sharoff, Realtor, CBR, GRI, President
www.avhrealty.com
(978) 237-5471



Single Family - Detached

14 Orchard St
Gloucester, MA 01930-3404
Essex County

Style: **Queen Anne**
 Color: **Beige**
 Grade School: **Beaman**
 Middle School: **O'Maley**
 High School: **GHS**
 Approx. Acres: **0.09 (4,100 SqFt)**
 Handicap Access/Features: **No**
 Directions: **GPS Washington to Orchard**

List Price: **\$749,000**

Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **2f 2h**
 Main Bath: **No**
 Fireplaces: **1**
 Approx. Street Frontage:

◀ 1 of 39 ▶

A true urban oasis on one way street is replete with screened gazebo, resplendant with flowering bulbs, blueberries and mature grape arbor. Nearby is Gloucester's vibrant downtown with great restaurants, shops, museums, the iconic "Man at the Wheel," Stage Fort Park, Half Moon Beach, historic Gloucester Harbor and newly renovated Sawyer Free Library. Just about every feature of this meticulously cared for home with European flair is upgraded, replaced and improved. Back porch with new half bath, composite deck and fully applianced kitchen with granite countertops, double sinks, double ovens and breakfast bar. The second floor has two ample sized bedrooms with alcove study and full bath with tiled walk in shower. The third floor has a thoughtfully designed dropped staircase and full bath with walk in bathtub and a large bedroom. All bedrooms have ceiling fans. Mini split in dining room. European style radiators. Move in ready!

Property Information

Approx. Living Area Total: **1,960 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Owner**
 Approx. Above Grade: **1,960 SqFt** Approx. Below Grade: **700 SqFt**
 Living Area Disclosures: **Field card does not include all of 3rd floor and 1st floor porch. Numbers are approx.**

Heat Zones: **1 Central Heat, Hot Water Radiators, Gas, Ductless** Cool Zones: **1 Ductless Mini-Split System**
Mini-Split System

Parking Spaces: **3 Off-Street, Tandem, Improved Driveway, Paved** Garage Spaces: **1 Detached, Storage**
Driveway

Disclosures: **Roof 2018. Recently painted exterior. Gas furnace is 15 years. Whole house filter. Radon mitigation system. Some windows replaced. Sunroom does not have heat Kitchen has gas stove with 2 ovens**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|------|---|
| Living Room: | 1 | | Fireplace, Ceiling Fan(s), Flooring - Wood, High Speed Internet Hookup |
| Dining Room: | 1 | | Ceiling Fan(s), Flooring - Hardwood, Window(s) - Picture, Open Floor Plan |
| Kitchen: | 1 | | Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Remodeled, Gas Stove |
| Main Bedroom: | 2 | | Ceiling Fan(s) |
| Bedroom 2: | 2 | | Ceiling Fan(s) |
| Bedroom 3: | 3 | | - |
| Bath 1: | 1 | | Bathroom - Half |
| Bath 2: | 2 | | Bathroom - Tiled With Shower Stall |
| Bath 3: | 3 | | Bathroom - Full, Bathroom - With Tub |
| Laundry: | B | | Countertops - Upgraded, Exterior Access, Lighting - Overhead, Laundry Sink |
| Sun Room: | 1 | | Bathroom - Half, Skylight, Flooring - Stone/Ceramic Tile |
| Study: | 2 | | - |
| Bathroom: | B | | Bathroom - Half |

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Radon Remediation System, Concrete Floor, Exterior Access**
 Beach: **Yes Harbor, Walk to**
 Beach Ownership: **Public**
 Beach - Miles to: **1/2 to 1 Mile**
 Construction: **Frame**
 Electric: **220 Volts, Circuit Breakers**
 Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors**
 Exterior: **Clapboard, Vinyl**

Other Property Info

Adult Community: **No**
 Disclosure Declaration:
 Exclusions: **Basement refrigerator**
 Facing Direction: **North**
 Green Certified: **No**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req:
 Lender Owned: **No**

Exterior Features: **Porch - Enclosed, Deck, Deck - Composite, Storage Shed, Screens, Fenced Yard, Gazebo, Garden Area**
 Flooring: **Tile, Concrete, Hardwood**
 Foundation Size: **22x29**
 Foundation Description: **Granite**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Partial**
 Interior Features: **Cable Available**
 Lot Description: **Paved Drive, Fenced/Enclosed, Level**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Tax Information

Pin #: **Map 16 Lot 20**
 Assessed: **\$498,200**
 Tax: **\$4,996** Tax Year: **25**
 Book: **39682** Page: **573**
 Cert:
 Zoning Code: **r-5**
 Map: **16** Block: Lot: **20**

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Not Offered
 Seller-Offered Buyer's Broker Compensation:
2%
 Seller-Offered Facilitator Compensation:
2
 Seller-Offered Compensation Based On:
Compensation Offered but Not in MLS

Office/Agent Information

Listing Office: **AVH Realty**  (978) 237-5471
 Listing Agent: **Carole Sharoff**  (617) 901-1703
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency:
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Email List Agent**
 Showing: Facilitator: **Call List Office, Email List Agent**
 Special Showing Instructions:

Firm Remarks

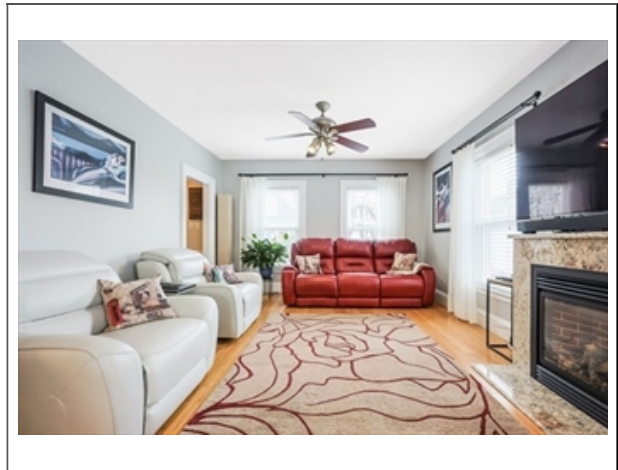
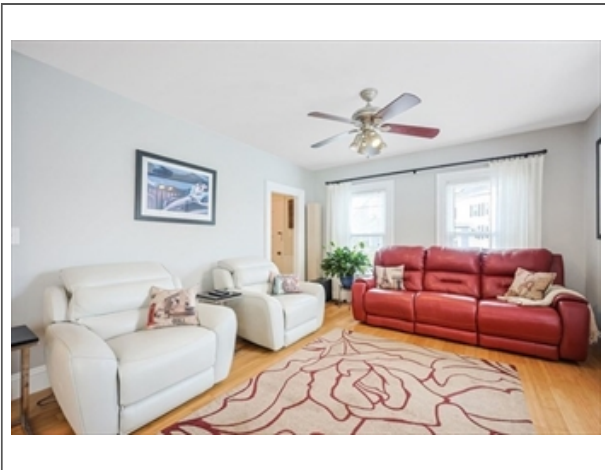
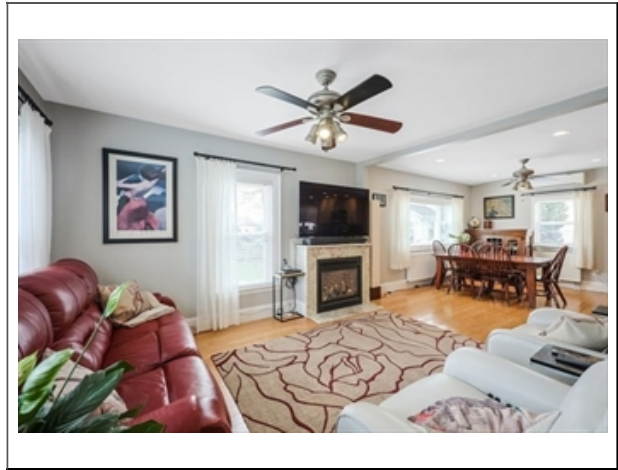
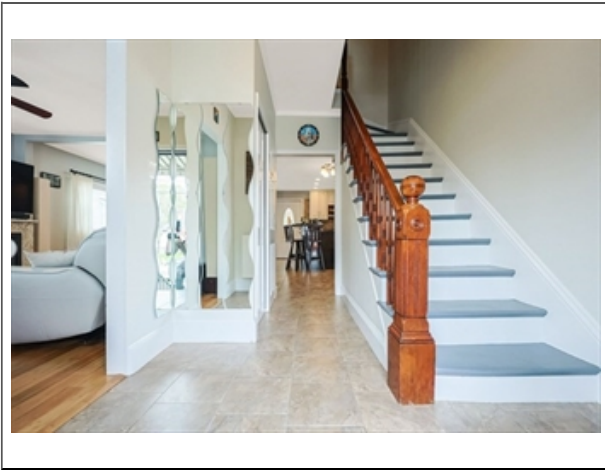
superstore water heaterAppliances stay: one fridge in kitchen and one in cellar. whole house water filter. kitchen water filter, garbage disposal

Market Information

Listing Date: **5/15/2025**
 Days on Market: Property has been on the market for a total of day(s)
 Expiration Date:
 Original Price:
 Off Market Date:
 Listing Market Time: MLS# has been on for day(s)
 Office Market Time: Office has listed this property for day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:

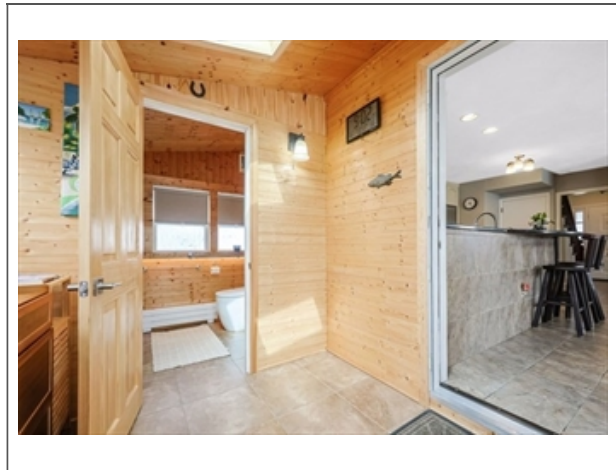
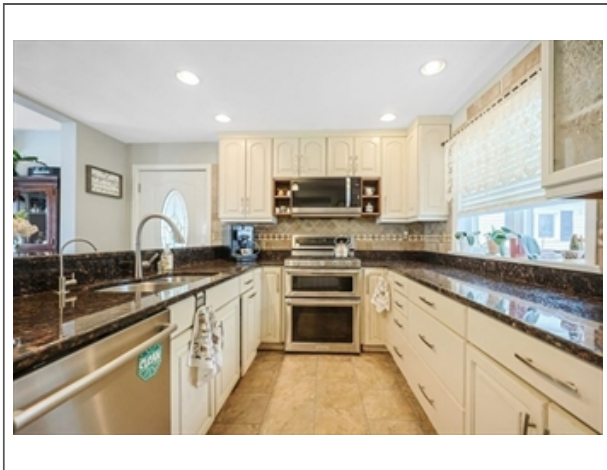
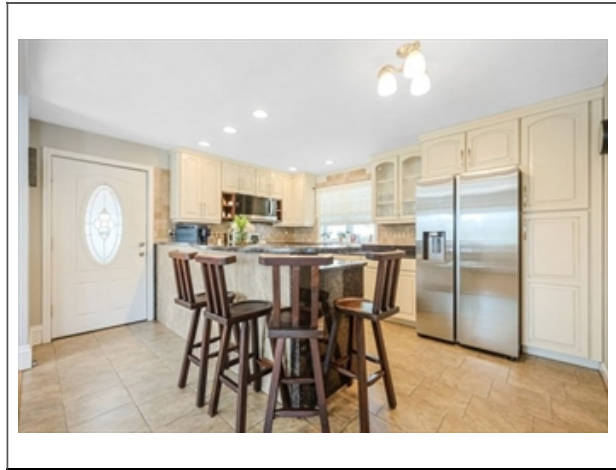
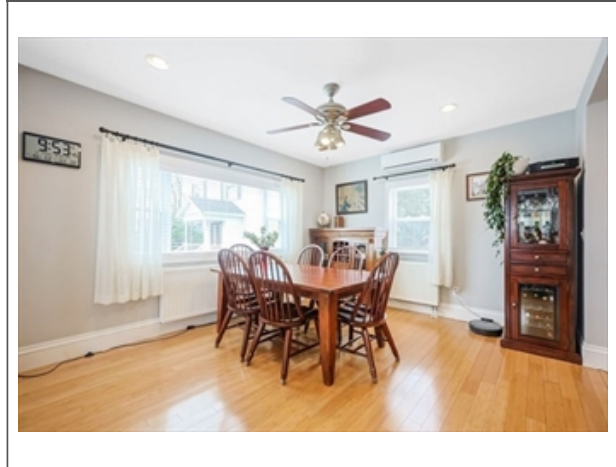
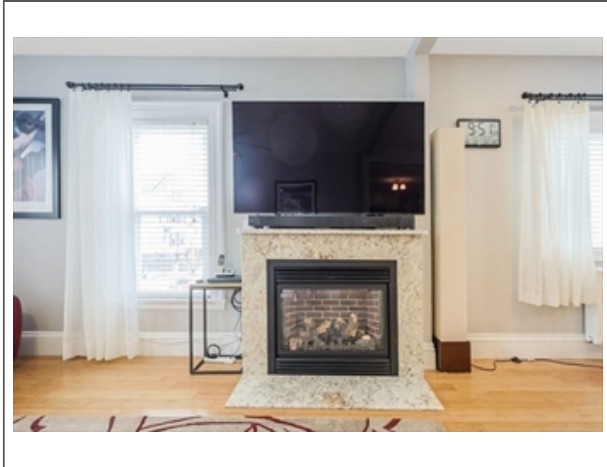
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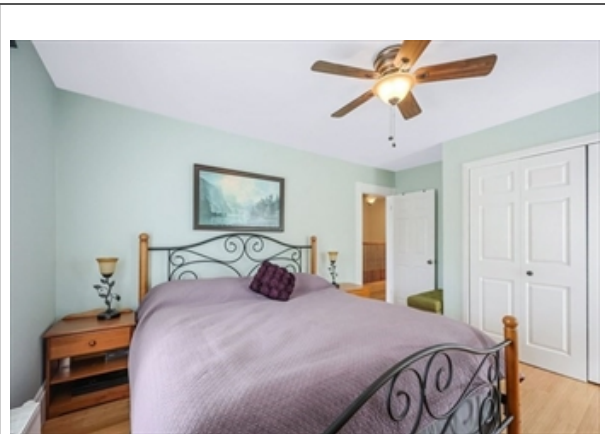
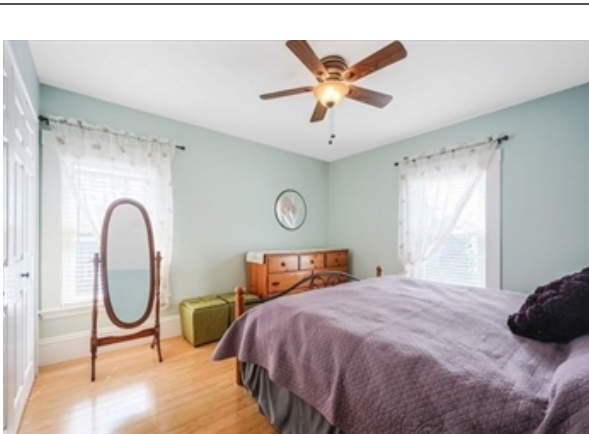
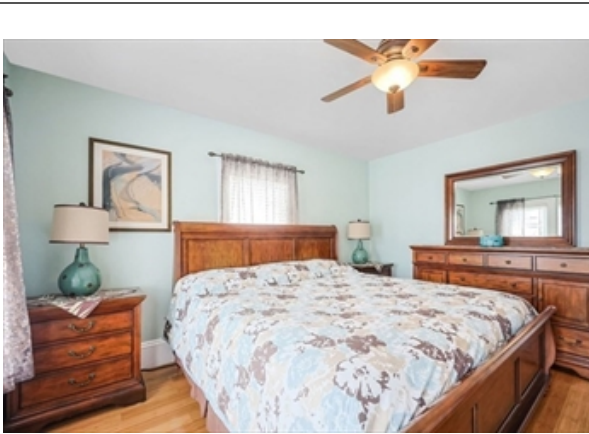
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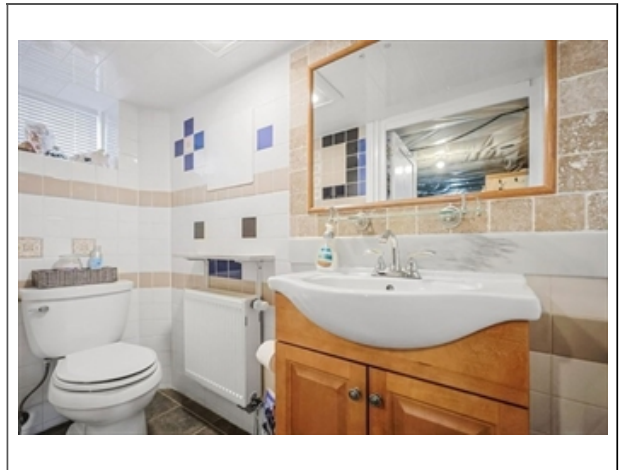
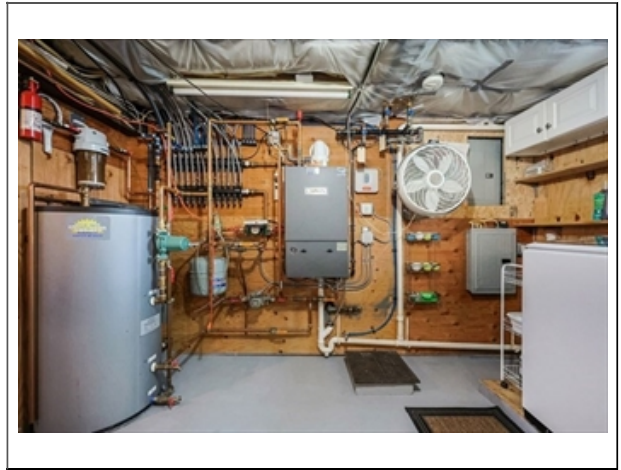
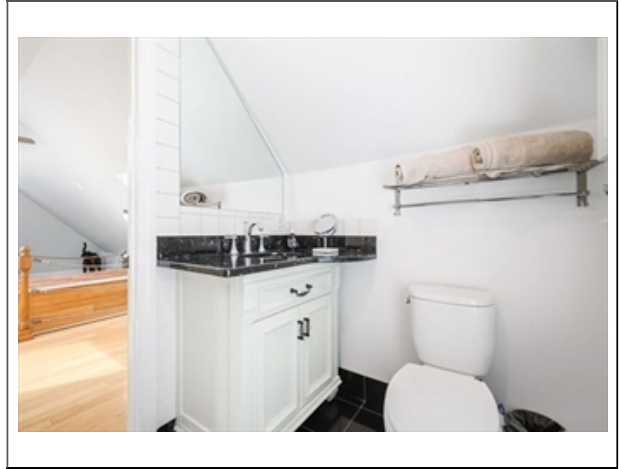
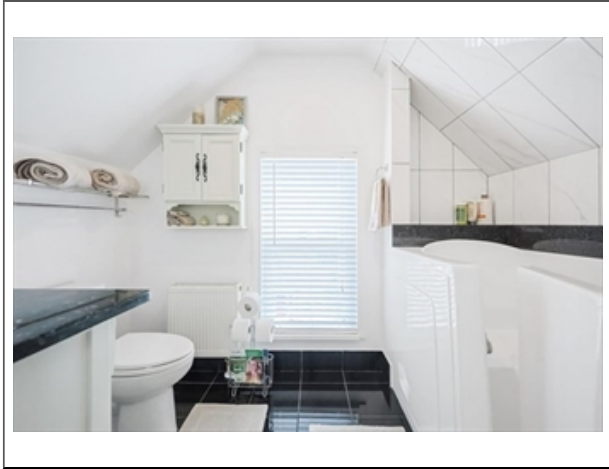
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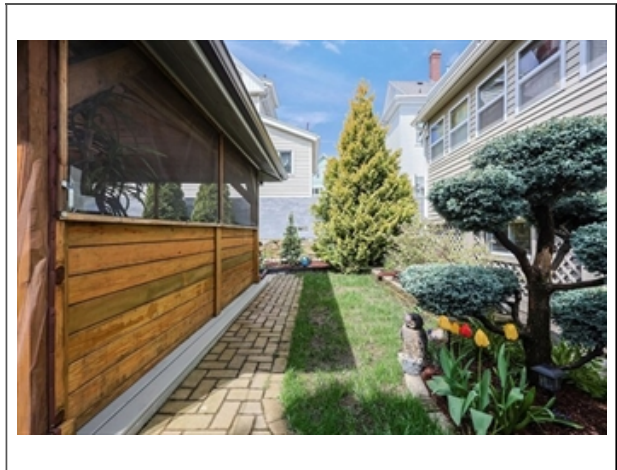
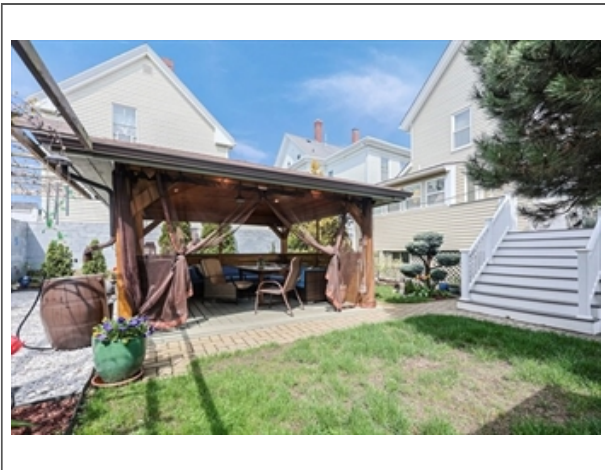
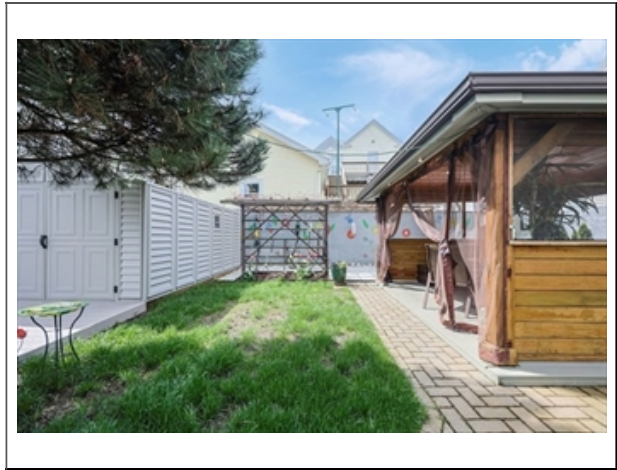
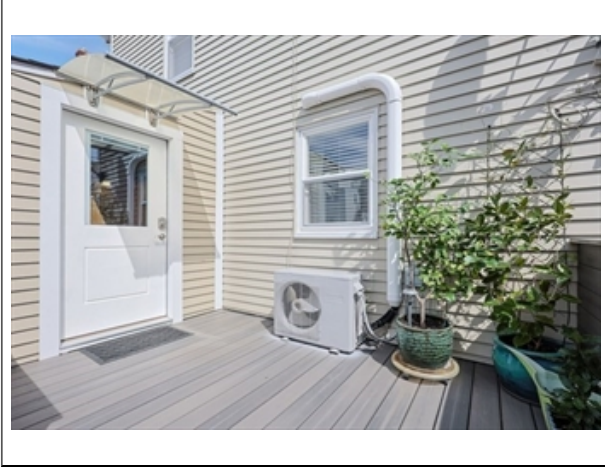
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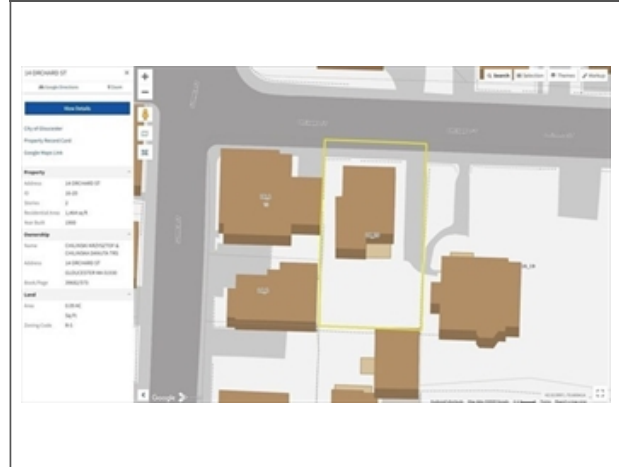
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